

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-16915 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER:
 GHASSAN MISHREFI - Request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO:
 R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 1.08 acres
 on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-
 13-801-068), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend
 APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Concern Letter from John and Margaret Rodriguez
6. Townhall Meeting and Annual Meeting Sign In Sheets
7. Backup referenced from the 11-02-06 Planning Commission Meeting Item 2

Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 95 [ZON-16915],
 Item 96 [VAR-16996] and Item 97 [SDR-16914]

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
 GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
 (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 95 [ZON-16915], Item 96
 [VAR-16996] and Item 97 [SDR-16914].

THOMAS HULLUMS, 7330 Smoke Ranch Road, appeared on behalf of the applicant and stated
 they met with the homeowners. He believes the homeowners are in favor of the project, with the
 exception of the two-story component.

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ELEANOR ALVORD, 5425 Tassara Way, #105, opposed the two story project and stated that the undesirable project will invade their privacy.

DOROTHY GUILOFF, 5449 Geneive Lane, #103, strongly opposed the proposed two-story project. The proposed six homes are too close and 10-foot rear setback would leave no place for the children to play.

NORM KLOKE, 5400 Tassara Way, #104, and BILL SCHWIDER, 5401 Tassara Way, #105, appeared in opposition and stated that the view of the mountains would be lost if this project is approved.

PHIL ZASLOFF, 5400 Paul Kurtz Way, #102, stated that the original plan called for six homes with only two two-story homes.

MARGARET and JUAN RAUL RODRIGUEZ, 5244 Smoke Ranch, indicated their concern is not only the two-story homes, but also the easement to the well on the property, which other families would be sharing if this project is approved. MR. RODRIGUEZ expressed concern about their privacy and asked for a piece of land for access by emergency vehicles, as well as a wall separating his property from the proposed project.

MR. HULLUMS replied that the developer will provide MR. RODRIGUEZ a water meter to hook into the Las Vegas Valley Water District's system. Regarding the other residents' concerns, the six houses are only 300 feet in front of the first six condominiums on the entire Smoke Ranch Villas property. From their properties to the back of the proposed homes, it is approximately 50 feet. Additionally, there is full landscaping with mature trees on their side of the wall. They will not lose the view of the mountains.

COUNCILMAN WEEKLY thanked MR. HULLUMS for meeting with him and the neighbors. Although this item previously received an approval from the Planning Commission and staff, he still is not comfortable, as far as the easement issue is concerned. The City Attorney's Office and the Public Works Department have given him some options. He felt the issues have not been adequately addressed. In addition, there is a very small buffer between the proposed project and the existing apartment complex. He asked MR. HULLUMS to withdraw the applications without prejudice to come up with something more compatible and to fully address the easement issue with the RODRIGUEZES. MR. HULLUMS agreed to withdraw the applications and work with COUNCILMAN WEEKLY to bring forward a project that will not infringe upon the adjacent residents' quality of life.

MAYOR GOODMAN declared the Public Hearing closed on Item 95 [ZON-16915], Item 96 [VAR-16996] and Item 97 [SDR-16914].